

LIBERTY PARK HOMEOWNERS ASSOCIATION
REGULAR MEETING
June 3, 2021

The regular meeting of the Liberty Park Homeowners Association was called to order by President, Chris Hohe, on Thursday, June 3, 7:10 p.m.

Present were Board members Chris Hohe, Tara Lindstrom, Tom White, Jeff Kwasny, Joe Bristow and Janice Collins. A quorum was present. Norma Martinez was absent.

Employees: Ed Collins and Steve South were present.

There was also one Owner present in person at the meeting. Six other residents were via Zoom.

The minutes from the May meeting were accepted as written by Joe Bristow, seconded by Jeff Kwasny.

TREASURERS REPORT

Checks written for the month of May included Maint Bldg. & Improvements of \$162.36; Maint. of System for Labs & Chemicals of \$2,059.91; Payroll of \$1,155.00; Payroll of \$1,387.15; Payroll Expenses of \$123.11; Reimbursement of Officers and Directors of \$20.16; Taxes, Prof. Fees & Insurance of \$2,140.00; Com Ed of \$456.91 and \$275.20; Groot of \$43.58; Metro PCS of \$30.00; Nicor of \$75.48 and \$82.87.

VICE PRESIDENT'S REPORT

Tara Lindstrom reported doing Community Bldg checks, pumphouse checks, monitored the subdivision and monitored for Janice when she was out of town.

SECRETARY'S REPORT

Janice Collins reported doing Community Bldg checks, pumphouse check and monitored the subdivision. Also sent one information letter & one water violation. There are 3 upcoming closings by the end of this month; 3924 N. Washington, 4027 N. Park and 3917 N. Liberty.

The Board has been contemplating the idea of residents being able to just drop off their assessment payments and not have to mail it. After searching different varieties, a mailbox slot at the Community Bldg. in the door would be the best option. Janice made a motion to order a mail box slot in the amount of \$56.40, tax & shipping included. The vote across the Board was that all were in agreement. The motion carried.

FIRST ASSISTANT WATER SUPERINTENDENT'S REPORT

Ed Collins reported Community Bldg. and Pumphouse checks, pumphouse readings and took the monthly water samples. Ed also walked around the park picking up trash.

SECOND ASSISTANT WATER SUPERINTENDENT'S REPORT

Steve South reported that Well #3 was in service for the month of May with a total useage of 2,684,000 gallons and a run time of 172 hours. Useage was 714,000 gallons more than the same monthly period last year.

Total useage for 2021 is 12,534,000 gallons, 2,155,000 Gallons more than in 2020.

BAC-T/Ecoli infield samples were in on time and satisfactory. Fluoride infield samples were in on time and received back okay.

Steve did pumphouse checks, readings and community monitoring.

TRUSTEE'S REPORTS

Joe Bristow reported pumphouse checks and weekly monitoring.

Jeff Kwasny reported pumphouse checks and weekly monitoring.

Tom White reported monitoring the subdivision and pumphouse checks.

PRESIDENT'S REPORT

Chris Hohe reported monitored the neighborhood, pumphouse and community bldg. checks. Did also go out on 4 b-box locates. Chris also ordered chemicals, which consisted of phosphate and fluoride.

Reaching out to tank cleaning companies we used in the past. They need to be done this year. Chris also spoke with Andy regarding a house on Park that is complaining of flooding issues.

Chris called Chicago Switchboard Company to get us a proposal to change out the electrical board in the pumphouse.

Perkin Insurance sent the Association's Insurance renewal. Last year we paid \$2,848 for the year, this year there was a slight increase up to \$3,000. Pekin came out to do an evaluation of the property, siding on the back of the bldg. and the fire extinguishers needed to be wall mounted. Hutto & Son's came out to attach them to the wall. Janice Collins made a motion to continue Perkin Insurance at a small increase, Tom White seconded the motion, all were I favor and the motion carried.

PRESIDENT'S REPORT (Cont'd.)

Chris recently received a phone call from a realtor questioning the empty lot on the 4000 block of Washington Street. An investor wants to put up an apartment building. The realtor was told to call the county since these are all single family homes.

There are two JULIE dig signs in the garage. Ed was asked is he wouldn't mind attaching them to the fence. One facing West, the other facing North.

OTHER BUSINESS

Steve reminded the Board that the Rural Water sent an e-mail relating to the valve exerciser plus we need to get the b-boxes checked on every block. Chris asked Jeff to go out to 3902 N. Washington to make sure the water is turned off and that there are no broken pipes. Janice mentioned that we still need to power wash the pumphouse building, scrape and paint it. Chris was going to see if some college fellows may be able to do this as a project.

The resident on the 3800 block of Liberty was present via Zoom. Stephanie had some questions. She wanted to know Mr. Murphy's qualifications, a breakdown of the cost of increased fees, breakdown if the subdivision is incorporated? If there is nothing in the By-Laws relating to Zoom, will the By-Laws be updated? All of her questions were answered and regarding Mr. Murphy, who is a Liberty Park resident, he has been diligent in the last two years doing water comparisons of other communities on community wells along with nearby communities that have Chicago water.

The resident from the 3800 block of Liberty also questioned those residents who are delinquent on their assessment and should be reminded that all bills are due on time. She wanted to know how many senior citizens are living in the subdivision on a fixed income. The Board does not know this information.

Since there was no other business to discuss, the meeting was adjourned at 7:55 p.m. on a motion made by Tom White seconded by Joe Bristow.

Respectfully Submitted,



Janice M. Collins, Secretary
LIBERTY PARK HOMEOWNER'S ASSOCIATION